

CITY OF NORTH BEND
CITY COUNCIL
SPECIAL WORKSTUDY NOTES

April 5, 2016 – 6:00 p.m.

Mt Si Senior Center, 411 Main Ave. S., North Bend, WA

Mayor Hearing called the meeting to order at 6:01 p.m.

Councilmembers Brenden Elwood, Alan Gothelf, Trevor Kostanich, Jeanne Pettersen and Jonathan Rosen. Councilmembers Ross Loudanback and Martin Volken were excused.

Staff Present: Mayor Ken Hearing, City Administrator Londi Lindell, Public Works Director Mark Rigos, Community & Economic Development Director Gina Estep, Building Official Dave Spencer, and City Clerk Susie Oppedal.

Discussion on Cottage Housing Zone Development

Community & Economic Development Director Estep provided a brief history of the Cottage Residential Zone and noted the area was initially created in order to provide smaller more affordable homes in the community.

Ms. Estep explained the zone had undergone a few changes since its initial creation and there was current interest to formalize a common vision regarding Cottage Housing and the City's Cottage Residential Zone. She reviewed packet materials and supplemental handouts which included an article about the "Missing Middle", City of Kirkland Zoning Code Chapter 113 Cottage, Carriage and Two/Three Unit Homes, Comparison Chart comparing the City's Cottage Residential Code with other municipalities, Cottage Performance Standards, and visual examples of cottage developments.

Council discussed the benefits of clustering around a green space, affordability options, zone vs. infill, different architectural designs, discontinuation of reduced impact fee for cottage housing, attached/detached garages, separation requirements, smaller cottage units, orientation to views, and private yard space.

Ms. Estep concluded by requesting Council email her if they have any questions or comments prior to the April 12th Special Council Workstudy on the topic.

Adjournment

The workstudy closed at 6:53 p.m.

ATTEST:

Kenneth G. Hearing, Mayor

Susie Oppedal, City Clerk